

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Kavali Municipality – Change of land use from Industrial use to Residential use, realignment of 60'-0" Master Plan road in Sy.No.823/1 to an extent of Ac.8.89 cents applied by Sri. D. Manohar Reddy, Kavali – Draft Variation Confirmation – Orders – Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 90

Dated:22.04.2015

Read the following:-

- 1 From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.11532/2013/G, Dated: 26-12-2013.
- 2 Government Memo No.11166/H1/2013-1, MA&UD (H1) Department, Dated:25.01.2014.
- 3 From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Rc.No.11532/13/G, Dated:17.02.2014.
- 4 Government Memo No.11411/I2/2012, MA&UD (I2) Department, Dated:30.06.2012.
- 5 Government Memo No.11166/H1/2013-1, MA&UD (H1) Department, Dated: 20.02.2014
- 6 From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Rc.No.3440/14/G, Dated: 10.06.2014.
- 7 Government Memo No.11166/H1/2013-1, MA&UD (H1) Department, Dated:05.09.2014
- 8 From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Rc.No.3440/14/G, Dated:09.11.2014.
- 9 Government Memo No.11166/H1/2013-1, MA&UD (H1) Department, Dated: 15.11.2014.
- 10 From the Director of Town and Country Planning, Andhra Pradesh, Hyderabad, Lr.Rc.No.3440/14/G, Dated:18.12.2014.
- 11 Andhra Pradesh Gazette No.426, Part-I, Dated:24.11.2014.

ORDER:

The draft variation to the land envisaged in Kavali General Town Planning Scheme, issued in reference 9th read above, was published in Extraordinary Andhra Pradesh Gazette No.426, Part-I, Dt:24.11.2014. The Director of Town & Country Planning, Hyderabad in the reference 3rd read above has informed that, the applicant has paid an amount of Rs.1,10,000/- towards development / conversion charges and in the reference 10th read above the DTCP has also informed that, the Commissioner, Kavali Municipality, Nellore District has published the draft variation notification in two daily Newspapers one in Telugu Newspaper another in English Newspaper. On publication of notification, no suggestions / objections received from the public. Hence, the draft variation is confirmed.

(P.T.O.)

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2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Hyderabad.

The Director of Town and Country Planning, Andhra Pradesh, Hyderabad.

The Regional Deputy Director of Town Planning, Guntur.

The Municipal Commissioner, Kavali Municipality, Kavali, Nellore District.

Copy to:

The individual through the Municipal Commissioner, Kavali Municipality, Kavali, Nellore District.

The District Collector, SPSR Nellore.

SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

**APPENDIX
NOTIFICATION**

The following variation to the Kavali General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.177 MA., dated:23.05.2002, proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

VARIATION

The site, in R.Sy.No.823/1 to an extent of Ac.8.29 cents of Kavali Town, the boundaries of which are as shown in the schedule hereunder and which is earmarked for Industrial use in the General Town Planning Scheme (Master Plan) of Kavali, sanctioned in G.O.Ms.No.177 MA., dated:23.05.2002, is now designated for Residential use based on the Municipal Council Resolution No. 342, dated 12.08.2013 as marked "A to N" & realigning of the 60'-0" Master Plan road as X,Y in the revised part proposed land use map G.T.P.No.07/2014/G, available in the Municipal Office, Kavali subject to the following conditions that

1. The Municipal Commissioner, Kavali Municipality shall maintain required buffer / open space along with field channel as per the rules in force.
2. The proposed 60'-0" wide Master Plan Road shall be realigned towards extreme edge on Northern side of the site.

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3. The applicant shall take prior written permission for development of the site under reference from the competent authority.
4. The Municipal Commissioner, Kavali Municipality shall obtain L.C.C. and NOC from Irrigation Department and Joint Collector while taking up development in the site.
5. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
6. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the proof of any title of the land.
9. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Some part of Municipal Dumping yard and BSNL Tower office.
East	:	Trunk road and other sites
South	:	Existing field channel
West	:	Field channel and Sy.Nos.820, 821 & 822 and others site.

GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER